

City of Mississauga Department Comments

Date Finalized: 2024-02-22	File(s): A98.24
To: Committee of Adjustment	Ward: 1
From: Committee of Adjustment Coordinator	Meeting date:2024-02-29 3:30:00 PM

Consolidated Recommendation

The City recommends that the application be refused.

Application Details

The applicant requests the Committee to approve a minor variance to allow an accessory structure proposing:

1. A combined area for all accessory buildings/structures of 90.00sq m (approx. 968.75sq ft) whereas By-law 0225-2007, as amended, permits a maximum area of 60.00sq m (approx. 645.84sq ft) in this instance; and,
2. An area for an accessory building/structure of 80.00sq m (approx. 861.11sq ft) whereas By-law 0225-2007, as amended, permits a maximum area of 20.00sq m (approx. 215.28sq ft) in this instance.

Background

Property Address: 1378 Haig Blvd

Mississauga Official Plan

Character Area: Lakeview Neighbourhood
Designation: Residential Low Density I

Zoning By-law 0225-2007

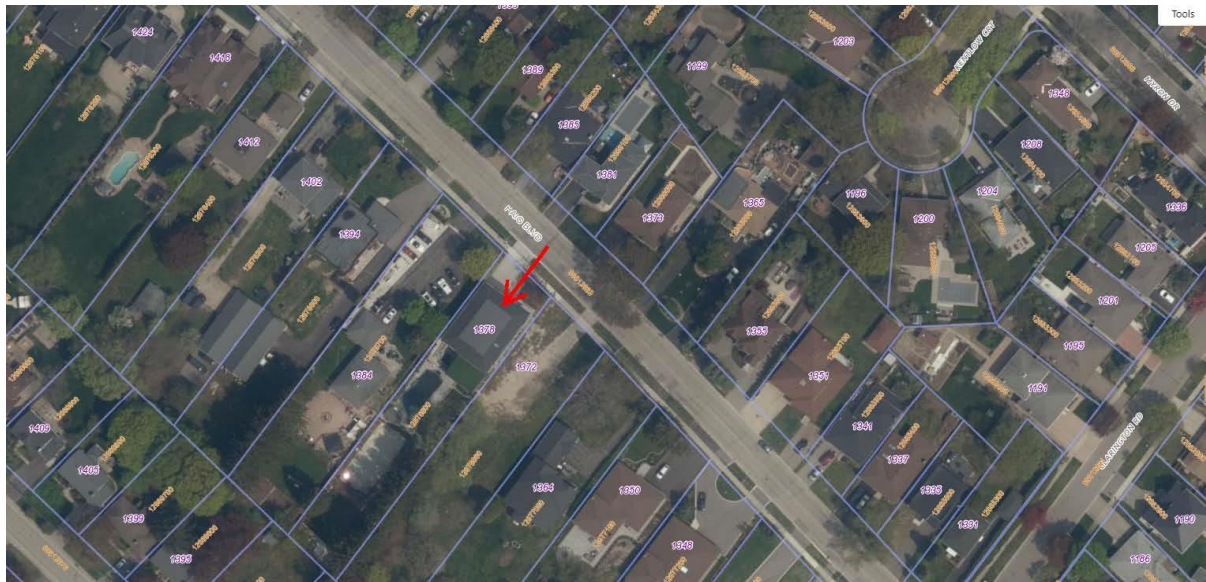
Zoning: R3-75-Residential

Other Applications: None

Site and Area Context

The subject property is located within the Lakeview Neighbourhood Character Area, north of the Haig Boulevard and Halliday Avenue intersection. The surrounding neighbourhood consists of one and two-storey detached dwellings on lots with mature vegetation in both the front and rear yards. The subject property contains an existing two-storey detached dwelling with mature vegetation in the front yard.

The applicant is proposing an accessory structure requiring variances for accessory structure area.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application are as follows:

The subject property is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan, which permits detached, semi-detached, duplex, triplex, street townhouses and other forms of low-rise dwellings with individual frontages.

The requested variances pertain to accessory structure area. The intent of the zoning by-law provisions regarding accessory structures is to ensure that the structures are proportional to the lot and dwelling and are clearly accessory, while not presenting any massing concerns to neighbouring lots. The subject property has a lot area of approximately 1800m² (19375.04ft²). The 20m² (215.28ft²) individual and 60m²(645.84ft²) combined accessory structure area

maximums apply to lots with areas of 750m² (8072.93ft²) and greater. Staff acknowledge that a lot of this size may be able to accommodate an accessory structure that exceeds the maximum requirement, however, staff do not typically support proposals whereby the accessory structure area exceeds both the individual and combined area requirements. Staff is also of the opinion that the area of the proposed structure is numerically excessive and may present massing concerns to adjacent lots.

As such, staff recommends that the application be refused.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting for Committee's information that any Transportation and Works Department concerns/requirements for the proposed accessory structure will be addressed by our Development Construction Section through the future Building Permit process. We advise that the structure will need to be equipped with an eaves trough and down spout directed in such a manner to not impact the adjacent properties.

Comments Prepared by: John Salvino, Development Engineering Technologist

Appendix 2 – Zoning Comments

We note that a Building Permit is required. In the absence of a Building Permit we are unable to confirm the accuracy of the information provided, or determine whether additional variance(s) may be required. It should be noted that a zoning review has NOT been completed.

The applicant is advised that should they choose to proceed without zoning verification, a full zoning review may result in further variances being required in the future.

Comments Prepared by: Minan Song, Planner in Training

Appendix 3- Region of Peel

We have no comments or objections.

Comments Prepared by: Ayooluwa Ayoola, Junior Planner